

## CAMP NAVAJO ENHANCED USE LEASE PROJECT

### Questions & Answers

Last Updated: 3/3/06; 3:00pm EST

#	Question	Answer	Source	Comment
42	Can we obtain data on the soil, flood conditions, topography of the site?	Yes. They are included in the environmental documents available on the EUL website and on the CDs provided at the Industry Forum.	Submitted question	
43	Are there any environmental issues we should be concerned about?	The only known environmental issues are a handful of cultural sites whose location on the site should have no impact on the development of the site.	Submitted question	
44	How should we address the explosive arcs in our proposal?	Assume that any land within the explosive arcs will not be usable and will not be a part of the lease.	Submitted question	
45	Do we need to submit a proposal that would develop all 800 acres?	We would like to see proposals that include a plan for development of as much of the site as possible.	Submitted question	
46	Can you indicate which roads and rail spurs will have to remain open and unobstructed during the development of the site?	The Camp requires that at least one rail spur and one road remain open sufficient to provide ingress and egress through the site. But it has no preference regarding which rail spur or road that would be. East-west access through the site is required at all times but especially during the summer months. Road traffic can be detoured but must be able to traverse the area, especially on weekends and during the summer months. The Camp will be able to provide the Developer with sufficient advance warning when access is needed.	Submitted question	
47	Are all the rail spurs	Yes.	Submitted question	

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	south of the BNSF rail line?			
48	Does the Army have the final say on project approvals or is approval needed from the local government?	The Army National Guard will have final approval of the site development.	Submitted question	
49	Is storm water management and drainage an issue for the development of this site? Are there standards that we should be aware of?	There are no standards for storm water management and drainage at Camp Navajo. However, the Camp would prefer that the Developer follow the EPA standard to have a Storm Water Pollution Prevention Plan and the monitoring activities associated with that Plan. The Camp's main concern is to ensure that water runoff does not affect the Camp's water supply and filtration plant, which is located southeast of the site.	Submitted question	
50	Is there sufficient water capacity to serve the needs of the site after it has been developed? How will water and sewer be provided if the Camp is closed?	We believe that the Camp's current water capacity relative to its water usage should be sufficient to serve the site after it has been developed. However, an assessment of the Camp's water system relative to the water demands of intended users and the scale of the proposed development would need to be undertaken by the Developer.	Submitted question	
51	Can we contact the local gas and electric utilities for information on their	Yes. APS is the electricity provider and UniSource provides natural gas service.	Submitted question	

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	service to the Camp?			
52	How far away is the water plant from the EUL site?	The water treatment plant and the waste water treatment plant are approximately 1,500 meters from the center sector of the EUL area.	Submitted question	
53	The National Guard would like to have access through the site for training purposes. What types of vehicles will pass through the site? Will there be tanks?	No tracked vehicles are allowed on Camp Navajo for training purposes. On the rare occasions when this policy is waived, the tracked vehicles have to be transported on flatbeds to the training areas.	Submitted question	
54	Which spurs does the National Guard need priority access to?	The east and west leads are a priority as is the section of the rail that traverses (east to west) the northern edge of the EUL area. The primary line is the one that passes near the water tower and into the rail yard. Also, depending on the disposition of the general warehouse area, priority access could be required to that area.	Submitted question	
55	Can we request overlay maps for the USGS?	Yes.	Submitted question	
56	The Development Plan in the NOL includes a QC Plan and Safety Plan. What is your expectation with regard to these two	The QC plan should discuss your approach and qualifications to ensuring that the facilities are designed to meet tenant needs, are constructed in conformance with the design, that costs are managed within budget, that monitoring and inspection is adequate to detect deficiencies, and that they are addressed. The Safety Plan should cover your approach and qualifications to ensuring safe working	Submitted question	

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	proposal requirements?	practices and conditions on the site during construction and procedures for avoiding accidents to workers and passers-by on site during construction.		
57	The Marketing Plan in the NOL mentions a pro forma? What kind of pro forma is expected	A high-level pro forma is expected forecasting site development and construction costs, rents, expenses, absorption, and expected returns consistent with your proposed development plan.		
58	Can we get an option to renew the lease after it expires?	You may request a lease extension at lease termination but you will not have the right to such an extension. The government reserves the right to grant or not grant a lease extension.	Submitted question	